



ORDINANCE NO. 1444

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR A NON-DRIVE IN RESTAURANT WITHOUT OUTSIDE SALES WINDOW IN AN LR-2 ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending

the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for a non-drive in restaurant without outside sales window in an LR-2 zoning district.

SECTION 2. That the non-drive in restaurant without outside sales window shall be located within the property designated as and more specifically located as follows:

One restaurant to be located at 2825 Valley View Lane #216 (as shown on Exhibit "B").

SECTION 3. That the restaurant shall be operated in accordance with the information shown on Exhibit "A".

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for a non-drive in restaurant without outside sales window in an LR-2 zoning district.

SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.



SECTION 7. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

DULY PASSED by the City Council on the 7th day of July, 1983.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

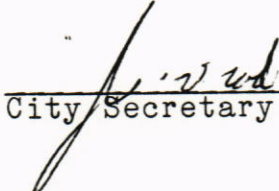
  
\_\_\_\_\_  
City Secretary

EXHIBIT "A"  
Conditions of Operation

Location ----- 2825 Valley View Lane #216

Zoning ----- LR-2

Size of Restaurant---- 2400 sq. ft.

Days of Operation ---- 7 days per week

Hours of Operation --- 11:00 a.m. til 11:00 p.m. (may change)

Maximum Seating ----- 80 persons

Number of employees -- 9

Types of food ----- See attachment

Parking ----- 27 spaces

Exhibit "A"

**EXHIBIT "A"**

# DALCOM

## Construction, Inc.

### Menu-Lunches & Dinners

Sweet & Sour Pork  
Pepper Steak  
Almond Chicken  
Chicken Chow Mein  
Chicken Chop Suey  
Sweet & Sour Chicken  
Sweet & Sour Shrimp

Chow Mein-Fried Rice-Noodles  
Chicken Chow Mein  
Beef Chow Mein  
Pork Chow Mein  
Chicken Fried Rice  
Pork Fried Rice

### Soup

Won Ton Soup  
Hot & Sour Soup  
Rice Soup

### Appetizers

Fried Won Ton

This is a partial menu because the final menu hasn't been completed. The menu will be more selective when completed.

Properties

General Contractor

Development



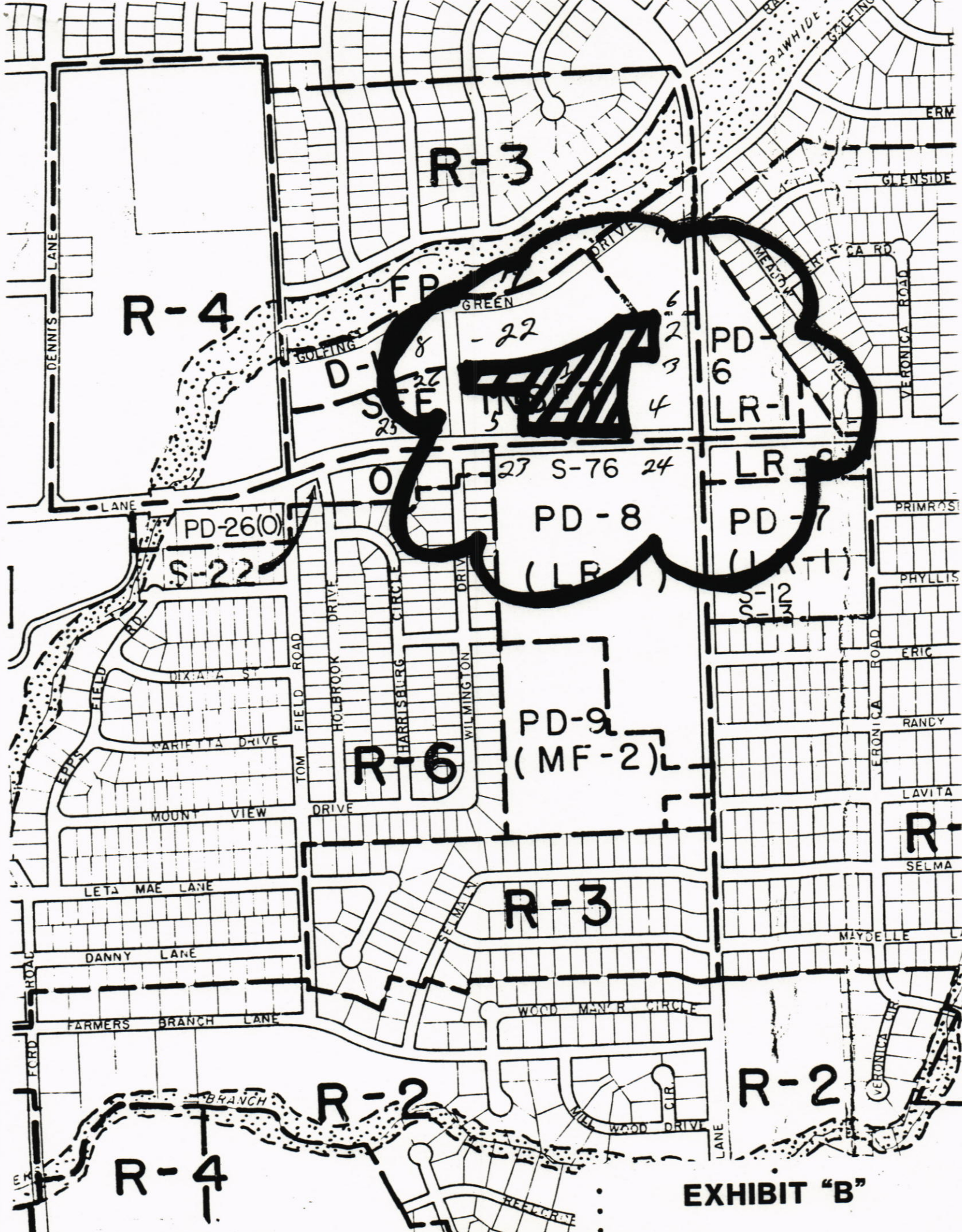
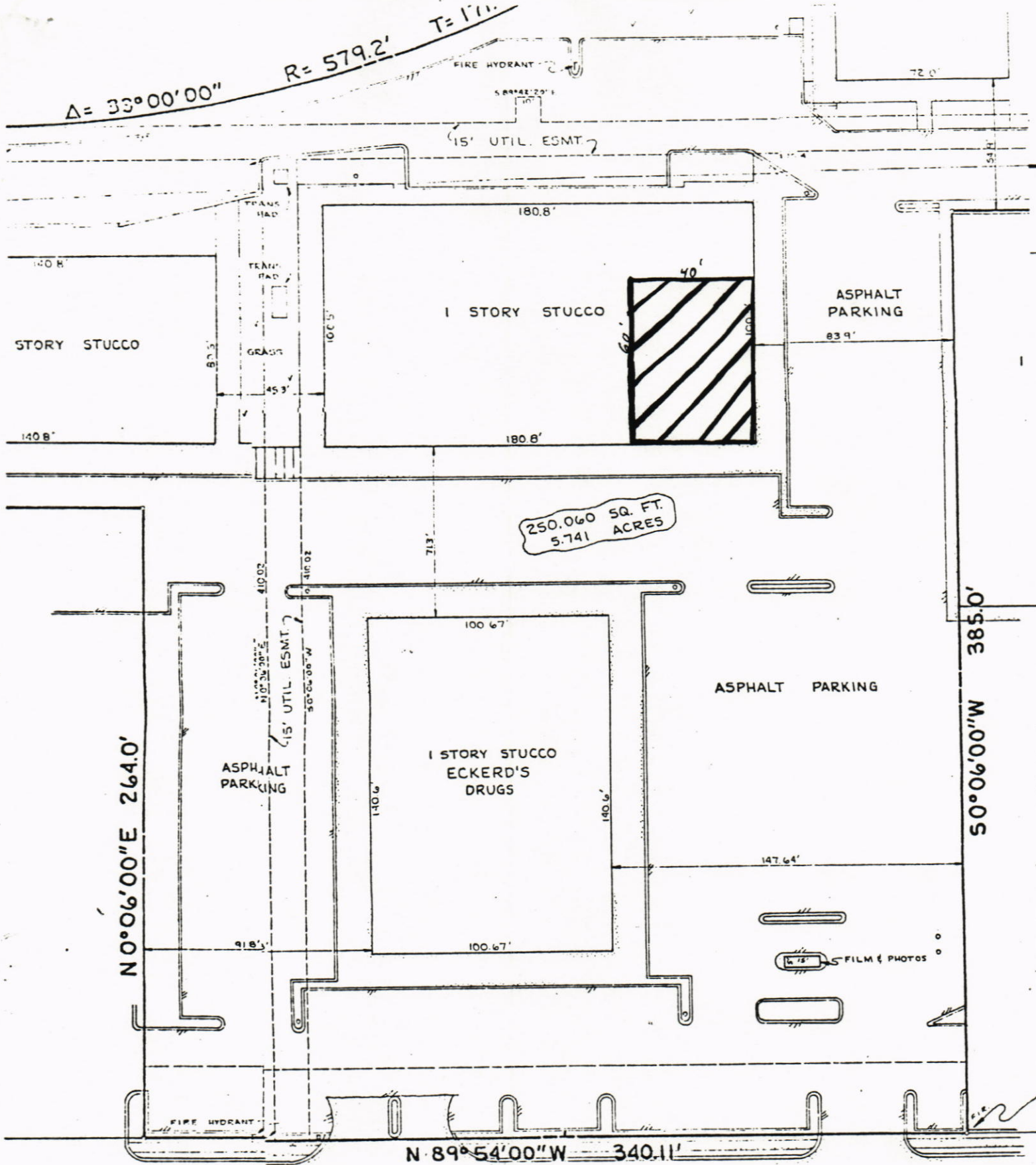


EXHIBIT "B"





VALLEY

VIEW

EXHIBIT "B"